



*36 Loxley Gardens
Burnley
Offers Over: £205,000*



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36 Loxley Gardens, Burnley

An immaculately presented, four-bedroom Semi Detached property, located in the popular Lowerhouse area of Burnley, close to local amenities and major transport links.

The property has been recently renovated, including, new kitchen, bathroom and UPVC windows and composite front door, incorporating high specification fixtures and fittings throughout to create a stunning family home.

Briefly comprising, entrance hall, lounge, kitchen/dining room, and downstairs WC on the ground floor, along with four bedrooms and family bathroom on the first floor.

Externally the property boasts, a block paved private drive, allowing off road parking for up to four vehicles, along with an attractive rear garden with paved patio and lawn.



ENTRANCE HALL

A composite entrance door opens into the entrance hall with small UPVC double glazed window, briefly comprising, covered radiator, Karndean flooring, and ceiling light point. The entrance hall allows access to the downstairs WC.

LOUNGE

A spacious light filled open lounge with two UPVC double glazed windows overlooking the front and side of the property, briefly comprising, first floor wooden balustrade staircase, wooden fire surround with modern electric flame effect wood burner, two radiators, carpeted flooring, and ceiling light point.

KITCHEN/DINING ROOM

The open plan kitchen/dining room with UPVC double glazed window and UPVC French doors overlooking the attractive rear garden and allowing access into the conservatory, briefly comprising, a range of slate grey base and wall mounted units with complementary premium marble effect laminate work surfaces, Porcelanosa tiled splashbacks, sink with drainer and extendable chrome mixer tap, integrated appliances, comprising, Hotpoint double oven, combination grill, combination microwave and induction hob, Cooke and Lewis stainless steel overhead extractor, Beko fridge freezer, Hoover washer dryer, and wine cooler, built in understairs storage cupboard, vinyl flooring, and chrome ceiling spotlights. The properties Potterton boiler is neatly housed in one of the wall mounted kitchen units.

CONSERVATORY

A spacious light filled conservatory with UPVC French doors which has been recently refurbished with an insulated roof, briefly comprising, modern electric wall heater, laminate flooring, and chrome ceiling spotlights.

DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC with small UPVC double glazed window, briefly comprises, built in white vanity unit housing the ceramic wash hand basin with chrome taps, low level WC, Karndean flooring, and ceiling light point.

FIRST FLOOR LANDING

The first-floor landing with UPVC double glazed window, briefly comprises, built in storage cupboard housing the properties Santon premier plus unvented hot water system, carpeted flooring, and ceiling light point, the first-floor landing provides access to the storage loft.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted light Oak effect bedroom furniture, comprising, wardrobe, bedside cabinets, drawers, and overbed storage cupboards, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, fitted light Oak effect bedroom furniture, comprising, wardrobe with display shelves, dressing table/desk, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

Bedroom four with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

A modern newly installed family bathroom, briefly comprising, P shaped bath with chrome mixer tap, and chrome thermostatic shower with oversized rainfall head, white gloss vanity unit housing the ceramic sink with chrome mixer tap, low level WC, porcelain wall tiles, chrome towel warmer, vinyl flooring, and chrome ceiling spotlights.

EXTERNAL

To the front of the property there is a spacious block paved private drive, allowing off road parking for up to four vehicles.

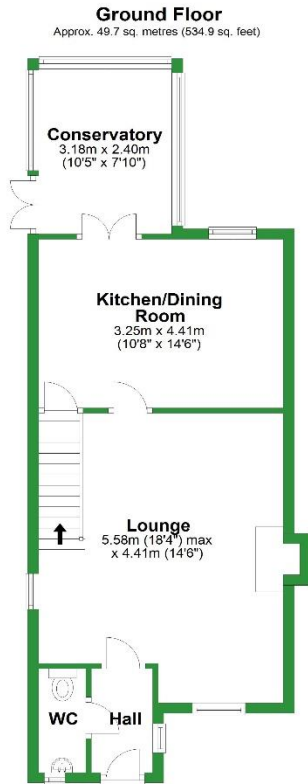
To the rear of the property there is an attractive garden with paved patio area and lawn.

ADDITIONAL INFORMATION

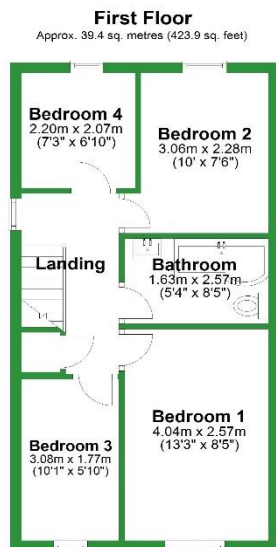
Tenure = Leasehold

The lounge is currently carpeted, Karndean flooring is in place under the carpet.





Total area: approx. 89.1 sq. metres (958.8 sq. feet)
For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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